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05/29/2019 12:40 PM

**After Recording, Return to:**

Deschutes River Ranch Community Association  
Attn: Jolyn Thornburgh  
20320 Arrowhead Drive  
Bend, OR 97703

**JUNE 2019 AMENDMENT TO THE DECLARATION OF PROTECTIVE  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR DESCHUTES RIVER  
RANCH**

This JUNE 2019 AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DESCHUTES RIVER RANCH ("Amendment") is made effective as of the date of recording in the deed records of Deschutes County, Oregon, by the members of the Deschutes River Ranch Community Association, Inc., an Oregon non-profit corporation ("DRR Community Association").

RECITALS:

- A. The DRR Community Association is an Oregon non-profit corporation that administers the Declaration of Protective Covenants, Conditions and Restrictions that govern the Deschutes River Ranch Community in Deschutes County, Oregon. The Declaration of Protective Covenants, Conditions and Restrictions was originally recorded in the Deschutes County property records on March 11, 2003 as document 2003-16201 and have been subsequently re-recorded, supplemented, modified and/or amended as provided in the following recorded documents (referred to collectively hereafter as the "CC&R's"):
- Re-recorded on December 11, 2003 as document 2003-84346
  - Re-recorded on October 27, 2004 as document 2004-64463
  - Re-recorded on December 2, 2004 as document 2004-71959
  - Supplemental Declaration recorded on December 11, 2003 as document 2003-84348
  - Supplemental Declaration recorded on December 3, 2004 as document 2004-72407
  - Supplemental Declaration recorded on December 9, 2004 as document 2004-73492
  - Supplemental Declaration recorded on August 18, 2005 as document 2005-54969
  - Supplemental Declaration recorded on November 10, 2005 as document 2005-77403

- Supplemental Declaration recorded on August 7, 2006 as document 2006-54055
- Supplemental Declaration recorded on September 4, 2008 as document 2008-36489
- Supplemental Declaration recorded on April 10, 2017 as document 2017-13663
- Supplemental Declaration recorded on May 11, 2017 as document 2017-18029
- Second Amendment to Declaration recorded on December 5, 2012 as document 2012-48863
- Third Amendment to Declaration recorded on October 3, 2014 as document 2014-33179
- Third Amendment to Declaration re-recorded on October 15, 2014 as document 2014-34517
- 2017 Amendments to Declaration recorded on January 13, 2017 as document 2017-01510
- 2017 Amendments to Declaration re-recorded on January 25, 2017 as document 2017-03148
- 2017 Amendments to Declaration re-recorded on March 22, 2017 as document 2017-11047

B. With this Amendment, the members of the DRR Community Association seek to make an additional amendment to the CC&R's as provided herein.

#### AMENDMENT

NOW, THEREFORE, pursuant to its authority under Section 12.3 of the CC&R's, the members of the DRR Community Association hereby amend the CC&R's as follows.

1. **Amendment.** Section 2.16 of the CC&R's is hereby amended to change the number of Owner votes required to terminate professional management of the Association. Section 2.16 is hereby deleted and replaced in its entirety with the following language:

#### Section 2.16 Professional Management

The Association may be professionally managed. In the event that the Board or the Owners elect to use a professional manager, the same shall be selected and hired by the Association Board. No member of the Board shall have any financial (whether direct or indirect) or familial relationship with such manager. As used herein, familial relationship shall mean and include the following (whether natural or adopted): spouses, parents (including in-laws), siblings (including in-laws), children, grandparents, grandchildren, aunts, uncles, nieces, nephews, and first cousins. If a professional manager is engaged, the Board shall annually review the scope of and compensation provided by the management contract. In the event that a professional manager is engaged to manage the

Association, the decision to terminate professional management (but not the decision to terminate and/or replace a particular manager) shall require the approval of Owners owning seventy-five percent (75%) of the then existing Lots within Deschutes River Ranch.

2. **Declaration.** Except as expressly modified herein, all other terms and conditions of the CC&R's shall remain the same.

3. **Miscellaneous.**

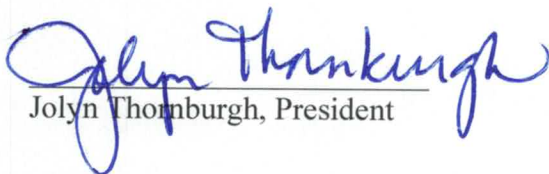
3.1 All capitalized terms not defined in this Amendment shall have the meaning prescribed in the CC&R's.

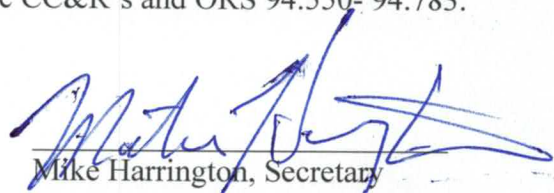
3.2 In the event of a conflict between the terms of this Amendment and the CC&R's, the terms of this Amendment shall control.

IN WITNESS WHEREOF, the DRR Community Association has executed this Amendment as of the day and year above.

#### CERTIFICATION

The undersigned Chairperson and Secretary of the Association hereby certify that this Amendment has been approved by at least seventy-five percent (75%) of the Membership of the Association in accordance with Section 12.3 of the CC&R's and ORS 94.550- 94.783.

  
\_\_\_\_\_  
Jolyn Thornburgh, President

  
\_\_\_\_\_  
Mike Harrington, Secretary



ACKNOWLEDGMENTS

STATE OF OREGON            )  
  ) ss.  
County of Deschutes        )

This instrument was acknowledged before me on May 28, 2019 (date) by Jolyn Thornburgh, as an authorized representative on behalf of the Deschutes River Ranch Community Association, Inc., an Oregon non-profit corporation.

Dated this 28<sup>th</sup> day of May 2019.

*Bruce D. Moon*



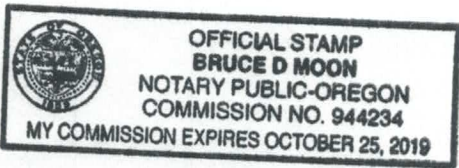
Print Name: BRUCE D. MOON  
Notary Public in and for the State of Oregon  
My Commission expires: Oct. 25, 2019

STATE OF OREGON            )  
  ) ss.  
County of Deschutes        )

This instrument was acknowledged before me on MAY 28, 2019 (date) by Mike Harrington, as an authorized representative on behalf of the Deschutes River Ranch Community Association, Inc., an Oregon non-profit corporation.

Dated this 28<sup>th</sup> day of MAY 2019.

*Bruce D. Moon*



Print Name: BRUCE D. MOON  
Notary Public in and for the State of Oregon  
My Commission expires: Oct. 25, 2019